



**COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
September 14, 2006
10:00 AM**

**OFFICE OF
Planning Department**
3091 County Center Drive
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 2900 Richardson Drive, Dewitt Center, located at the corner of Richardson Drive & "C" Avenue, Auburn CA 95603*

ALL COMMISSIONERS PRESENT

- 1) 10:00 A.M. A) CORRESPONDENCE, REPORTS, AND AGENDA SCHEDULING AS TIME PERMITS – Assistant Planning Director discussed future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.**

B) ITEMS TO BE CONTINUED TO A FUTURE AGENDA

**No public
comment.**

C) PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda.

PUBLIC HEARING

**2) 10:05 A.M. SUBDIVISION MAP/CONDITIONAL USE PERMIT (PSUBT20051187)
Tape 1 #185 ATWOOD VILLAGE**

**Unanimously
approved with
modification to
conditions.**

7:0

Consider a request by Michael Kent Murphy on behalf of Hoss Bozorgzad, for the approval of a Tentative Subdivision Map and Conditional Use Permit to allow for the conversion of an existing 16-unit apartment complex to a 16-unit for sale condominium development. The 1.3-acre site (APN 052-220-015) is located at 2280 South Drive (between Atwood and Kemper Roads) in the North Auburn area, and is currently zoned RM (Residential Multi-Family). The Planning Commission will consider the adoption of a Mitigated Negative Declaration for the project.

Project Location: 2280 South Drive (between Atwood and Kemper Roads) in the North Auburn area

APN: APN 052-220-015

Total Acreage: 1.3-acre

Zoning: RM (Residential Multi-Family)

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: Morton & Pitalo, Inc., 1788 Tribute Road, Ste. 200, Sacramento, 916-927-2400

Owner: Parlin Development Co., 11354 White Rock Road, Rancho Cordova
916-852-8644

Planner – Michael Wells 530-886-3024

Engineering & Surveying – Phil Frantz 530-889-7584

Environmental Health - Grant Miller 530-745-2369

3) 10:20 A.M.

Tape 1 #2689

*Continued to
September 28,
2006 @ 11:15 am*

7:0

OLIVE RANCH SUBDIVISION

TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE

PERMIT(PSUB T20040308)

MITIGATED NEGATIVE DECLARATION

Consider a request by Terrance Lowell and Associates Engineering and Planning, on behalf of Olive Ranch LLC, for the approval of a Tentative Subdivision Map and Conditional Use Permit for a 13-lot residential subdivision with associated open space areas. The 15-acre parcel (APN 046-140-002), is located on the north side of Olive Ranch Road, west of Barton Road (4977 Olive Ranch Road), in the Granite Bay area. The property has split zoning. The south half is zoned RS-AG-B-40-PD-1.0 (Residential Single Family with combining Agriculture and minimum lot size of 40,000 square feet with a Planned Development of one unit per acre), and the north half is zoned RS-AG-B-100-PD 0.67 (Residential Single Family with Agriculture and minimum lot size of 2.3 acres with a Planned Development of 0.67 units per acre). The Planning Commission will consider the adoption of a Mitigated Negative Declaration for the project.

Project Location: 4977 Olive Ranch Road, in the Granite Bay area

APN: 046-140-002

Total Acreage: 15.2 acres

Zoning: RS-AG-B-40-PD-1.0 (Residential Single Family with combining Agriculture and minimum lot size of 40,000 square feet with a Planned Development of one unit per acre) and RS-AG-B-100-PD 0.67 (Residential Single Family with Agriculture and minimum lot size of 2.3 acres with a Planned Development of 0.67 units per acre).

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: TLA Engineering & Planning

Planner – Jennifer Dzakowic 530 745-3008

Engineering & Surveying – Phil Frantz 530-745-7584

Environmental Health - Grant Miller 530-745-2369

4) 10:40 A.M.

Tape 1 #3034

*Unanimously
denied the appeal*

7:0

**APPEAL – PRC – OLD WOODSIDE CONSTRUCTION
(PMLDT20060426)**

Consider a third-party appeal from E.C. Wuelfing Jr. of the Parcel Review Committee's approval of a three parcel Tentative Parcel Map. The property (APN #052-210-062) is located at 1070 Matson Drive in the Auburn area, and is currently zoned RS-AG (Residential Agriculture).

Project Location: 1070 Matson Drive in the Auburn area

APN: 052-210-062

Total Acreage: approximately 1 acre

Zoning: RS-AG (Residential Agriculture)

Community Plan Area:

MAC Area: North Auburn MAC

Appellant: E.C. Wuelfing Jr

Applicant: Michael Reece, Old Woodside Construction
Planner – George Rosasco 530-745-3024
Engineering & Surveying – Ted Rel 530-889-7542
Environmental Health - Dana Wiyninger 530-745-2366

5) 11:00 A.M.
Tape 2 #1140

*Continued to
October 12, 2006
@ 11:00 am*

**APPEAL - BURKE VARIANCE (THREE CHIEFS) (PVAAT20040468)
MITIGATED NEGATIVE DECLARATION**

Consider an appeal from the Squaw Valley Ski Corp. of a Zoning Administrator approval of a variance to reduce the front setback requirement of 20 feet to 5 feet, and to reduce the waterway setback requirement of 100 feet from centerline of Squaw Creek to 55 feet from centerline, in order to allow for the construction of a single-family residence. The Planning Commission will also consider the adoption of a Mitigated Negative Declaration for the project.

Project Location: Lot #43, 120 feet south of Granite Chief Road in the Squaw Valley area

APN: 096-030-043

Total Acreage: 6,113 Square Feet

Zoning: LDR-DF-10 (Low Density Residential, Density Factor 10 bedroom per acre)

Community Plan Area: Squaw Valley

MAC Area: Squaw Valley

Applicant: Squaw Valley Ski Corp., PO Box 2007, Olympic Valley; 530-583-6985

Owner: Robert Burke, 112 Scenic Drive, Orinda; 925-254-7246

Planner – Michael Wells 530-886-3024

Engineering & Surveying – Rebecca Maddex 530-889-7536

Environmental Health - Grant Miller 530-745-2369

6) 1:30 PM

*Tape 3 begins new
tape*

*Continue
workshop
discussions to
September 28,
2006*

PUBLIC WORKSHOPS ON:

PLACER VINEYARDS SPECIFIC PLAN (PSPA T20060679)

ASSOCIATED REZONING (PREA T20060680)

ASSOCIATED GENERAL PLAN AMENDMENTS (PGPA T20060681)

DEVELOPMENT AGREEMENTS (PDAG T20060682)

**FINAL ENVIRONMENTAL IMPACT REPORT (EIR T20040651/SCH
#1999062020)**

Workshop Schedule and Anticipated Presentation Topics:

September 14, 2006 - Specific Plan Overview, Land Use Plan (Base Plan and Blueprint Alternative), and Infrastructure

September 28, 2006 (Tentative time: 1:30 P.M.)- Presentation by Placer County Water Agency on its Integrated Water Resources Plan; Traffic; EIR Briefing; and Offsite Mitigation Plan

October 12, 2006 (Tentative time: 1:30 P.M.)- Finance Plan; Services Plan; Development Agreement; and Public Comment

Project Description: The Placer Vineyards Specific Plan project is a mixed-use master planned community with residential, employment, commercial, open space, recreational and public/quasi-public land uses. The Plan will provide for 14,132 residences in a range of housing types, styles, and densities. At Plan build out, projected to occur over a 20 to 30-year time

frame, Placer Vineyards will have a population of approximately 33,000 people, 434 acres of employment centers, 166 acres of retail commercial centers and approximately 920 acres of new parks and open space. The Blueprint Alternative provides for 21,631 residences in a range of housing types, styles, and densities. At Blueprint Alternative Plan build out, projected to occur over a 20 to 30-year time frame, Placer Vineyards will have a population of approximately 49,400 people, 496 acres of employment centers, 165 acres of retail commercial centers and approximately 980 acres of new parks and open space. The EIR has been prepared at a sufficient level of detail to allow the County to approve either the Specific Plan as proposed or the Blueprint Alternative.

Location and Current Zoning: The Placer Vineyards Specific Plan Area is located at the southwest corner of Placer County, approximately 15 miles Northeast of the City of Sacramento. The project site is bounded on the north by Baseline Road, on the south by the Sacramento/Placer County line, on the west by the Sutter/Placer County line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road. Zoning is F-B-X-DR (Farm, Combining Development Reserve, Combining 80-acre minimum parcel size), F-DR (Farm, Combining Development Reserve), IN-UP-DR (Industrial, Combining Use Permit Required, Combining Development Reserve), RA-B-X-DR (Residential Agricultural, Combining Development Reserve, 10-acre minimum parcel size), and C1-DC-DR (Neighborhood Commercial, Combining Design Scenic Corridor, Combining Development Reserve). The applicants are requesting approval of a Specific Plan, Large Lot Tentative Map, General Plan and Community Plan Amendments, Rezoning, and Development Agreements. **THE PURPOSE OF THESE WORKSHOPS IS TO PROVIDE PROJECT INFORMATION TO AND ANSWER QUESTIONS FROM THE PLANNING COMMISSION ON THE PLACER VINEYARDS SPECIFIC PLAN PROJECT. No final recommendation or action will be taken at this workshop.** The public will be provided an opportunity to comment at the conclusion of the workshops. Additional notice will be provided of the date of the hearing by the Planning Commission when it considers the project's discretionary permit applications.

Planner – Paul Thompson 530-745-3044

Engineering & Surveying – Phil Frantz 530-745-7584

Environmental Health - Dana Wiyninger 530-745-2366